

RFP 01-2026
Request for Proposal
Bridgewalk - Noxious Weed Control/Eradication

Boulder Housing Partners, identified hereafter as BHP, is requesting bid proposals from companies to provide the following services for multi-family housing sites:

- **Bridgewalk - Noxious Weed Control/Eradication**

GENERAL

Boulder Housing Partners (BHP) is requesting bids for noxious weed control and eradication services at our Bridgewalk property. The scope of work includes assessment, treatment, monitoring, and reporting of noxious weeds in accordance with applicable regulations and best management practices, with the goal of reducing and ultimately eradicating identified species while protecting desirable vegetation. BHP requests annual pricing with primary and secondary treatment objectives quoted separately and is interested in a multi-year approach consisting of an initial one-year contract with the option to renew for two additional one-year terms, with treatment plans and pricing structured to reflect decreasing weed populations over time.

The bid packet will be listed as Request for Proposal, **RFP 01-2026 Bridgewalk - Noxious Weed Control/ Eradication**, and will be available for downloading from our website, <https://boulderhousing.org/bidsrfps> beginning Tuesday, 02/03/2026.

Submittals are due via email only on or before May 18th, 2026. Please submit all questions and proposals to procurement@boulderhousing.org. The subject line of the email MUST read "**RFP 01-2026**". Any proposal received after the due date and time will not be accepted unless granted. No mailed, hand-delivered, or faxed submissions will be accepted.

SUMMARY OF RFP DATES:

• February 3rd, 2026:	• RFP Package Available online
• May 18th, 2026:	<ul style="list-style-type: none"> • Proposal Submission Deadline 5pm. <p>If additional time is needed, please request prior to the deadline date.</p>
• June 1st, 2026:	• Award of Contract and Notification

Scope Of Work

List-A noxious weeds are those that are mandated for eradication by the Colorado Department of Agriculture per the Colorado Noxious Weed Act. The specific List-A noxious weeds at this location include **hairy willowherb** and **yellow flag iris**. The location is at the Tantra Environmental Park (drainage easement in Lot 2 in the Walden subdivision near the Bridgewalk apartment complex (602 Walden Cir). Timing of submittals may be challenging as Boulder Housing Partners would like to have an agreement in place by June 1st, 2026. Yellow flag iris is expected to be visible by May but will not flower until mid-June, and hairy willowherb is not anticipated to be visible until mid-June. An image with pinpoints identifying known locations of these species has been provided to help illustrate the extent of infestation and to assist vendors in more accurately estimating the level of effort required for treatment.

Please feel free to visit the site to get a better understanding of the area. Treatment work is starting with the growing season of 2026. We realize it's likely going to be a few years before all of the weeds can be eradicated and will be starting with a one-year contract with the option to renew for two additional one-year terms. We will be looking to continue management of these species for multiple years and after the weeds have been eradicated, we will likely continue monitoring the site for a few years to ensure they do not pop up again in which case we will process amendments to the existing contract for any additional services or as things change (depending on effectiveness of treatments).

Primary Objective

Our main objective is to survey for and control yellow flag iris and hairy willowherb in a wetland of approximately 2 acres that has a dense infestation of yellow flag iris and isolated patches of hairy willowherb (**List-A noxious weed species**). The List-A species will be best controlled with herbicides because they are perennial species and will require herbicides to kill the roots. Please include in the treatment plan the specific control methods and herbicide products that would be used along with qualifications to use suggested herbicide products.

Secondary Objective

Our secondary objective is to survey for and control **List-B noxious weeds** within the same area. This is not a requirement for us, but something we would like to explore. We are open to affordable methods of control whether that means cutting back the species 3-4 times a year or a timely annual herbicide treatment. Some of the primary List-B targets would be Canada thistle, common teasel, and perennial pepperweed.

General

Please put a 3-year treatment plan together for each objective and quote an annual price for each (see section below for a suggested schedule). We would like the primary and secondary objectives to be quoted separately.

Suggested Schedule

1. One visit to the site in June to survey for and control yellow flag iris. The work will require searching wetland areas for the target species which may require the need for tall waterproof boots such as hip or chest waders.
 - 1a. Concurrent control of List-B noxious weeds such as common Teasel, Perennial, Pepper weed, and Canada thistle.
2. One visit to the site in July to survey for and control hairy willowherb and to check effectiveness of yellow flag iris treatments from June. Follow up control on any missed yellow flag iris plants would occur at this time.
 - 2a. Assessment of List B species and perform controls as needed to prevent flowering and seed dispersal
3. One visit to the site in August to check effectiveness of treatments from July and survey for any missed hairy willowherb plants on the property. Follow up treatments may be necessary if any new or flowering plants are found.
 - 3a. Assessment of List B species and perform controls as needed to prevent flowering and seed dispersal
4. Notice of schedule for any herbicide application and completion of work shall be communicated to BHP 1 week in advance to allow for pre-application notification to neighboring residents and for removal of notices. If you already provide this as a service, please include in your proposal as this would be a great benefit to BHP.

ADDITIONAL ATTACHMENTS

Bridgwalk Location - Drainage Easement Lot 2

Pinpoints of infestation

COI Requirements (Please note not every requirement is applicable to every trade)

Additional RFP submittal requirements and BHP information below



Providing Homes, Creating Community, Changing Lives

4800 N. Broadway, Boulder, CO 80304

Phone: 720-564-4610

Fax: 303-939-9569

www.boulderhousing.org

Hearing Assistance: 1-800-659-3656

About Boulder Housing Partners

BHP is the Housing Authority for the City of Boulder, a quasi-governmental organization created in 1966 by the City Council of the City of Boulder. It was established as a housing authority under state law to provide safe and sanitary housing to low and moderate-income households in the City of Boulder.

BHP owns and operates over 2000 affordable apartment homes, over 100 market rate apartments and over 1300 assistance vouchers. Please refer to our website for additional information:
www.boulderhousing.org.

SUBMITTAL REQUIREMENTS AND FORMAT

Submittals must include a submittal letter and supporting data, including the following list of items. Submittals are prepared at the firm's expense and upon submission become the property of BHP and therefore become a matter of public record once the successful firm has been chosen and the contract awarded. Boulder Housing Partners does business in accordance with the Federal Fair Housing Law (the Fair Housing Amendments Act of 1988). BHP shall not discriminate against or in favor of any bidder on the basis of race, religion, sex or sexual preference, age, national origin, disability or political affiliation.

TO BE INCLUDED IN THE SUBMISSION OF THIS ORDER:

1. Cover letter of no more than one page that includes a written summary of why your firm would provide excellent service to BHP.
2. Owner's name, company name, address, phone, fax, and email.
3. Type of work contractor is licensed to perform and any other specialization of the firm.
4. Pricing and plan as per listed in the RFP
5. Insurance Company Name, address, phone, fax, and email.
6. Proof of General Liability, Workers Compensation, Automobile Insurance, and Pollution Insurance (if applicable). Appropriate limits for insurance are listed in the attached contract. If a contract is awarded, BHP must be listed as the certificate holder on your insurance forms.
7. List and description of projects or work in which the firm has participated in the past three years. Please be sure to clearly note which projects occurred within the City of Boulder and/or for BHP or a similar organization or governmental entity.
8. Organizational chart or description of principals and individuals responsible for work.
9. Two references for whom the firm has performed related work for in the last three years.
10. Please include whether your firm is certified as a Minority-Owned Business Enterprise (MBE), Woman-Owned Business Enterprise, or a Section 3 Business Enterprise.
11. If you are a PERA retiree, please include this in your proposal.



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12. Sample Contract. If your firm needs additional language or addendums to the contract as provided in this RFP, please provide with proposal.

BHP RESERVATION OF RIGHTS

1. BHP reserves the right to reject any or all proposals, to waive any informality in the RFP process, or to terminate the RFP process at any time, if deemed by BHP to be in its best interests.
2. BHP reserves the right not to award a contract pursuant to this RFP.
3. BHP reserves the right to terminate a contract awarded pursuant to this RFP, at any time for its convenience upon 30 days written notice to the successful bidder.
4. BHP reserves the right to inspect work at any time during the ongoing work.
5. BHP reserves the right to determine the days, hours and locations that the successful bidder shall provide the services called for in this RFP.
6. BHP reserves the right to retain all proposals submitted and not permit withdrawal for a period of 60 days subsequent to the deadline for receiving proposals.
7. BHP reserves the right to negotiate the fees proposed by the bidder.
8. BHP reserves the right to reject and not consider any proposal that does not meet the requirements of this RFP, including but not limited to incomplete proposals and/or proposals offering alternate or non-requested services.
9. BHP shall have no obligation to compensate any bidder for any costs incurred in responding to this RFP.
10. BHP shall reserve the right to at any time during the RFP or contract process to prohibit any further participation by a bidder or reject any proposal submitted that does not conform to any of the requirements detailed herein.

ADDITIONAL REQUIREMENTS ONCE CONTRACT IS SIGNED

The contract generated by this RFP may be cancelled by BHP for noncompliance with specifications, inability to perform the contracting requirements of BHP or continued safety hazards. The cancellation notification shall state the cause or reason for the cancellation. Such cancellation would be at no charge to BHP other than for work authorized and completed at the time of termination.

The contractor shall provide all items, articles, operations mentioned or herein specified, related labor services, tools, equipment, transportation, and incidentals necessary and required for satisfactory, acceptable completion of the contracted work or delivery of materials. Owner may inspect work at any time during the ongoing work. Should a problem with the materials or the work performed by the Contractor occur during the course of this contract, and should it be shown that the case of this problem is faulty work, the Contractor shall repair such problem fully at Contractor's own expense. After completion of work, Contractor will return the site to its original condition as determined by the Managing



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Agent. Any work required to return the property to its original condition will be at the Contractor's expense. Contractor will repair damage to the site which is caused by the contractor. After completion of work, Contractor will return the site to its original condition as determined by the BHP. Any work required to return the property to its original condition will be at Contractor's expense.

Contractor shall be responsible for any injury, damage or loss to all public and private property caused directly, in whole or in part, by their employees or agents or anyone directly or indirectly employed by them or anyone for whom acts any one of them may be responsible. The contractor shall comply with all applicable laws and codes bearing on the safety of persons or property of their protection, from injury, damage, or loss. Contractor is responsible for the means, methods and sequence of work and all safety aspects of this work. To the maximum extent permitted by law, Contractor agrees to indemnify, hold harmless, and defend Owner and Owner's Agents from and against any and all claims or damages arising from Contractor's performance of this agreement, as well as acts committed during the course of this agreement by any of Contractor's officers, employees, guests, invitees, and those doing business with Contractor.

Contractor assures that all existing and every new staff working on site do not have a criminal background which would indicate that they could present a threat to residents or staff. Acceptable criminal background is no felony arrests or convictions within five years and no pattern of misdemeanors (three or more) within five years. BHP may terminate this contract if this provision is violated. Contractor certification regarding criminal background included in attachments.

Every effort must be taken to insure the safety and security of the residents of BHP and properties owned by BHP.

Contractor agrees that if keys to buildings are misplaced, lost, or stolen, the Contractor will absorb all costs incurred to correct the situation. Work will be completed by BHP maintenance staff or contracted and billed to Contractor.

Contractor will disclose to BHP if anyone working for the contractor is related to an employee of Boulder Housing Partners prior to signing this contract.